

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2007, Legislative Day No. 15

Bill No. 60-07

Mr. Joseph Bartenfelder, Councilman

By the County Council, August 6, 2007

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations - Middle River Area

FOR the purpose of requiring the construction of certain capital projects before building permits may be issued in the Middle River Area; specifying certain performance standards to be considered by the Design Review Panel for single-family detached lots in the Middle River area of the County; prohibiting panhandle lots in the Middle River area in certain cases; requiring a residential development plan in the Middle River Area to include certain ~~design requirements to mitigate certain adverse effects on~~ practices to prevent deterioration of certain subwatersheds; and generally relating to building restrictions and residential performance standards for the Middle River area of the County.

BY adding

Section 259.13
Baltimore County Zoning Regulations, as amended

By repealing and reenacting, with amendments

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

Sections 260.2C. and ~~260.2F.~~
Baltimore County Zoning Regulations, as amended

BY adding

Section 260.2F
Baltimore County Zoning Regulations, as amended

BY adding

Section 32-4-224(a)(20)
Article 32 - Planning, Zoning and Subdivision Control
Title 4 - Development
Baltimore County Code 2003

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Section 259.13 be and it is hereby added to the Baltimore County
3 Zoning Regulations, as amended, to read as follows:

4 259.13 MIDDLE RIVER AREA – BUILDING PERMITS.

5 BUILDING PERMITS MAY NOT BE ISSUED FOR RESIDENTIAL CONSTRUCTION
6 IN THE MIDDLE RIVER AREA, AS DEFINED IN COUNTY COUNCIL BILL 59-07, PRIOR
7 TO THE COMMENCEMENT OF ~~ALL CONTRACTS NECESSARY TO CONSTRUCT~~
8 CONSTRUCTION ON THE FOLLOWING CAPITAL PROJECTS:

- 9 1. THE WHITE MARSH PUMPING STATION;
- 10 2. THE SECOND STEMMERS RUN PUMPING STATION;
- 11 3. THE FORCE MAINS BETWEEN THESE STATIONS AND THE BACK RIVER
12 TREATMENT FACILITY;

1 4. THE WINDLASS RUN INTERCEPTOR; AND

2 5. THE RECONSTRUCTION OF THE EBENEZER ROAD BRIDGE OVER
3 WINDLASS RUN (BRIDGE NO. 294).

4 SECTION 2. AND BE IT FURTHER ENACTED, that Sections 260.2C. ~~and 260.2F.~~ of the
5 Baltimore County Zoning Regulations, as amended, be and they area hereby repealed and re-
6 enacted, with amendments, to read as follows:

7 Section 260
8 Residential Performance Standards

9 260.2 Site planning.

10 C. Panhandle lots are not permitted as a matter of right. Panhandles must conform to §32-4-409 of
11 the Baltimore County Code and to the standards in the Comprehensive Manual of Development
12 Policies. Panhandle lots are not permitted in the South Perry Hall-White Marsh area.

13 PANHANDLE LOTS ARE NOT PERMITTED IN THE MIDDLE RIVER AREA, AS DEFINED
14 IN BILL 59-07, UNLESS EACH LOT HAS A MINIMUM SIZE OF TWO ACRES.

15 ~~F. SINGLE-FAMILY DETACHED LOTS IN MIDDLE RIVER AREA:~~

16 ~~1. FOR ANY SINGLE-FAMILY DETACHED LOT LOCATED IN THE MIDDLE RIVER~~
17 ~~AREA, AS DEFINED IN COUNTY COUNCIL BILL 59-07, AND ZONED D.R. 3.5:~~

18 ~~A. THE MINIMUM WIDTH IS 70 FEET AS MEASURED ALONG BOTH THE~~
19 ~~FRONT WALL AND REAR WALL OF THE DWELLING UNIT;~~

20 ~~B. THE MINIMUM FRONT YARD SETBACK IS 20 FEET; AND~~

21 ~~C. THE MINIMUM REAR YARD SETBACK IS 40 FEET, EXCEPT FOR:~~

22 ~~(1) UNROOFED ADDITIONS, INCLUDING PATIOS AND DECKS; AND~~

1 ~~(2) ROOFED ADDITIONS WHICH DO NOT EXCEED IN WIDTH 50% OF~~
2 ~~THE DWELLING UNIT, AND WHICH DO NOT EXTEND MORE THAN 10 FEET INTO THE~~
3 ~~REAR YARD SETBACK AREA.~~

4 ~~2. THIS SUBSECTION DOES NOT APPLY TO ALTERNATIVE SITE DESIGN~~
5 ~~DWELLINGS PERMITTED IN ACCORDANCE WITH SECTION 1B01.1.A.1.B.~~

6 SECTION 3. AND BE IT FURTHER ENACTED, that Section 260.2F be and it is hereby
7 added to the Baltimore County Zoning Regulations, as amended, to read as follows:

8 F. SINGLE-FAMILY DETACHED LOTS IN MIDDLE RIVER AREA.

9 THE MIDDLE RIVER AREA, DESCRIBED IN THE MIDDLE RIVER COMMUNITY
10 PLAN ADOPTED BY COUNCIL RESOLUTION 77-07, IS DESIGNATED AS A DESIGN
11 REVIEW AREA. FOR ANY SINGLE-FAMILY DETACHED LOT IN THE AREA THAT IS
12 PART OF A DEVELOPMENT PLAN AND IS ZONED D.R. 3.5, THE DESIGN REVIEW PANEL
13 SHALL CONSIDER THE DESIGN STANDARDS OF THIS SECTION WHEN MAKING A
14 RECOMMENDATION TO THE HEARING OFFICER.

15 SECTION 3 4. AND BE IT FURTHER ENACTED, that Section 32-4-224(a)(20) be and it
16 is hereby added to Article 32-Planning, Zoning and Subdivision Control, Title 4 - Development, of
17 the Baltimore County Code 2003, to read as follows:

18 §32-4-224. Required Development Plan Information.

19 (a) In general. The Development Plan shall contain the following development information:

20 (20) FOR A RESIDENTIAL DEVELOPMENT IN THE MIDDLE RIVER AREA, AS
21 ~~DEFINED IN COUNTY COUNCIL BILL 59-07, DESIGN REQUIREMENTS TO MITIGATE~~
22 ~~THE ADVERSE EFFECTS OF DEVELOPMENT ON THE CONDITION OF THE COWPENS~~
23 ~~RUN, HONEYGO RUN AND MIDDLE RIVER SUBWATERSHEDS, AS DESCRIBED IN THE~~

1 ~~MIDDLE RIVER COMMUNITY PLAN ADOPTED BY RESOLUTION 77-07.~~ DEFINED IN
2 COUNTY COUNCIL BILL 59-07, SPECIFIC PRACTICES THAT WILL BE EMPLOYED TO
3 PREVENT DETERIORATION OF ANY SUBWATERSHED, AS DESCRIBED IN THE MIDDLE
4 RIVER COMMUNITY PLAN ADOPTED BY RESOLUTION 77-07, THAT IS POTENTIALLY
5 AFFECTED BY THE DEVELOPMENT.

6 SECTION 4 5. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
7 affirmative vote of five members of the County Council, shall take effect on September 19, 2007.

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